



**GRASSROOTS**  
REALTY GROUP

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**131056 TOWNSHIP ROAD 590 Road**  
**Rural Woodlands County, Alberta**

**MLS # A2238161**



**\$399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Gravel Driveway, None		
<b>Lot Size:</b>	7.96 Acres		
<b>Lot Feat:</b>	Brush, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** shed and chicken coop

**For Sale: Stunning 7.96 Acre Oasis with Triple M Manufactured Home** Discover the perfect blend of privacy and comfort in this beautifully designed 1,520 sq. ft. Triple M manufactured home, nestled on a serene 7.96-acre property surrounded by lush trees. This acreage offers a tranquil retreat while being just 10 minutes from Whitecourt, conveniently located off Highway 32 at Grove Creek Loop. As you step inside, you'll be greeted by an inviting and spacious layout. The heart of the home features a modern kitchen, complete with stylish subway tile backsplash, abundant dark cabinetry, and generous counter space. Enjoy cooking and entertaining with ease around the sizable island, and take advantage of the convenient pantry for all your storage needs. This home boasts 4 generously sized bedrooms and 2 full baths, ensuring ample space for family and guests. The primary suite is a true sanctuary, featuring a luxurious four-piece en suite with a relaxing Jacuzzi tub and a large walk-in closet. Each room is airy and bright, flooded with natural light, with loads of great windows and upgraded vinyl flooring flows throughout—no carpet here! The property features a beautiful large front deck, perfect for enjoying morning coffee or evening sunsets, along with a smaller deck at the back. The sale includes all appliances—fridge, stove, dishwasher, microwave, beverage center, washer, and dryer—along with blinds, a shed, and a chicken coop, making this home ready for you to move in and enjoy. This 2015, 1520 sf home is move in ready with nothing to do but move in and enjoy. This fabulous location offers not just privacy but also access to endless outdoor adventures. Explore thousands of acres of Crown land nearby, with breathtaking trails perfect for quadding or snowmobiling—an outdoor paradise awaits! Don't miss the opportunity to

own this exceptional property that combines comfort, space, and nature in a truly unique setting.